

CHAPTER 155: PIKE COUNTY SUBDIVISION ORDINANCE

Whereas, the Pike County Board of Commissioners is authorized to approve ordinances intended to protect the health, safety, and welfare of the citizens of Pike County, Georgia and other persons within the boundaries of Pike County; and,

Whereas, the Pike County Board of Commissioners adopted and approved a Zoning Resolution on or about June 16, 1989; and,

Whereas, the Pike County Board of Commissioners has the authority to amend said Resolution from time to time; and,

Whereas, it is the desire of the Pike County Board of Commissioners to eliminate apparent contradictions within said Resolution; and,

Whereas, it is the desire of the Pike County Board of Commissioners to amend said Resolution as is necessary to comply with current pertinent rules and regulations; and,

Whereas, the following amendments have been the subject of advertising and public hearings as required by Georgia statute and the Pike County Zoning Resolution; and,

Whereas, these amendments will further the desires and goals of eliminating apparent contradictions, complying with the current rules and regulations, and protecting the health, safety, and welfare of the aforementioned citizens;

Whereas, the Pike County Board of Commissioners did on July 26, 2005 conduct a first reading of the proposed change to the Pike County Code of Ordinances; and,

Whereas, the Pike County Board of Commissioners did on August 10, 2005 conduct a second reading of the proposed change to the Pike County Code of Ordinances; and,

Whereas, the Pike County Board of Commissioners did amend and make additions to the requirements of Chapter 155, the Pike County Subdivision Ordinance; and,

Whereas, the Pike County Board of Commissioners did by a unanimous vote of the quorum of Commissioners present approve the following change to the Pike County Code of Ordinances on the 10th day of August, 2005 to be approved in its entirety; and,

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Pike County, Georgia, and it is hereby resolved by authority of the same, as follows:

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GENERAL PROVISIONS

§ 155.01 TITLE.

This chapter shall be known and may be cited as “The Pike County Subdivision Regulations.”

(Ord. passed 6-16-89)(Am. Res. passed 8-10-05)

§ 155.02 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ADMINISTRATIVE OFFICIAL. The county employee appointed by the Board of Commissioners to administer subdivision regulations.

ALLEY. A public or private service way which provides only secondary access to the rear or side of abutting property and not intended for general traffic circulation.

BLOCK. A parcel of land completely surrounded by streets or highways or by a combination of streets, highways, parks or railroad rights-of-way.

BUILDING. This term includes the word **STRUCTURE** which shall also include manufactured homes as well as mobile homes.

BUILDING SETBACK LINE. A line establishing the minimum allowable distance between the nearest portion of any building, excluding steps, gutters and similar fixtures, and the centerline of the abutting street on which the building faces or the right-of-way line.

COMMUNITY FACILITIES PLAN. That section of the Pike County Comprehensive Plan that analyzes existing community facilities and future needs for such facilities and proposes a plan for meeting these future needs.

COMPREHENSIVE PLAN. A plan prepared by or for the Planning Commission which analyzes existing social and physical conditions and proposes a plan for action to meet the future needs of the community adopted by the Planning Commission as the official plan of the community.

COUNTY COMMISSION. The elected governing body of Pike County, Georgia.

CUL-DE-SAC. A local street with only one outlet; sometimes called a dead-end street.

EASEMENT. A grant by the property owner of the use of designated land for specific purposes.

ENGINEER. A registered professional engineer in good standing in the State of Georgia.

HEALTH DEPARTMENT. The Pike County Health Department.

LOCAL STREET. A street used primarily to serve the abutting property and not part of the Pike County Thoroughfare Plan.

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LOT. A portion of land separated from other portions by description as on a subdivision plat or record of survey map or as described by metes and bounds and intended for transfer of ownership or for building development. For the purpose of these regulations, the term does not include any part of a dedicated right-of-way.

LOT WIDTH. The width of the lot at the front building setback line.

MAJOR THOROUGHFARE. A street designed and built to move traffic at high speeds over long distances; such streets are designated as MAJOR THOROUGHFARES in the Thoroughfare Plan. All U.S. highways are MAJOR THOROUGHFARES.

MARGINAL ACCESS STREET. A local street parallel and adjacent to a major or minor thoroughfare which provides access to abutting properties with protection from through traffic.

MINOR THOROUGHFARE. A street designed and built to take traffic to and from major thoroughfares and to move traffic from one part of the county to another and designated as a MINOR THOROUGHFARE in the Thoroughfare Plan. All state highways that are not also U.S. highways are MINOR THOROUGHFARES unless shown on the Thoroughfare Plan as major thoroughfares.

PARTITION BY LEGAL DECREE. A division of land among heirs by judicial decree.

PERSON. A firm, association, organization, partnership, trust, company or corporation as well as an individual.

PLANNING COMMISSION. The local planning agency; in this case the Pike County Planning Commission.

PLAT. A map or drawing prepared by a registered land surveyor showing the division or recombination of a lot, tract or parcel of land.

ROADWAY. That portion of the street between the regularly established curb lines or that portion of a street devoted to vehicular traffic.

SHALL. This term is always mandatory.

STREET. The full right-of-way of a public or private thoroughfare which affords the principal means of access to abutting property.

STREET, Private A road or street that has not been accepted for maintenance by Pike County, and that is not owned and maintained by a state, county, city, or another public entity.

(A) Private Streets Permitted. The Board of Commissioners may upon application, permit private streets within major subdivisions, subject to the requirements of this section. The Board of Commissioners at the time of preliminary plat approval shall consider applications for approval of private streets. Following a recommendation by the Planning Commission to authorize private streets in a major subdivision, the Board of Commissioners shall consider the application and may impose conditions on the approval of private streets to ensure various public purposes and to mitigate potential problems with private streets. No final plat involving a private street shall be approved unless said final plat conforms to the requirements of this section.

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(B) Maintenance. Pike County shall not maintain, repair, resurface, rebuild, or otherwise improve streets, signs, drainage improvements or any other appurtenances within general-purpose public access and utility easements established for private streets. A private maintenance covenant recorded with the County Clerk of the Superior Court shall be required for any private street and any other improvements within general-purpose public access and utility easements established for private streets. The covenant shall set out the distribution of expenses, remedies for non-compliance with the terms of the agreement, rights to the use of easements, and other pertinent considerations. The Covenant shall specifically include the following terms.

- (a) The Covenant shall establish minimum annual assessments in an amount adequate to defray costs of ordinary maintenance and procedures for approval of additional needed assessments. The Covenant shall also specify that the funds from such assessments will be held by a homeowners or property owners association in cases of a subdivision of six or more lots fronting on a private street.
- (b) The Covenant shall include a periodic maintenance schedule.
- (c) The Covenant for maintenance shall be enforceable by any property owner served by the private street.
- (d) The Covenant shall establish a formula for assessing maintenance and repair costs equitably to property owners served by the private street.
- (e) The Covenant shall run with the land.
- (f) The Board of Commissioners may, at its discretion, as a condition of approving private streets, require a performance bond and/or maintenance bond be submitted by the subdivider and held by a homeowners or property owners association.
- (g) The Covenant shall require that the private street be closed to traffic for a period of one day. This requirement shall be enforced at least once in every seven years.

SUBDIVIDER Any person, as defined by this Chapter, who undertakes the subdivision of land, and any person having such a proprietary interest in land to be subdivided as will authorize the maintenance of proceedings to subdivide such land under this Chapter, or the authorized agent of such person. For the purpose of this Chapter, the term 'subdivider' shall also include 'developer'.

SUBDIVISION A division of a tract or parcel of land into two or more, lots, building sites, or other divisions regardless of existing or future use. This shall include all divisions of land involving the dedication of a new street or a change in existing streets. The word "subdivision" includes re-subdivision and, when appropriate to the context, relates either to the process of subdividing or to the actual land or area which is subdivided.

SUBDIVISION-MINOR A subdivision of four or fewer lots, which does not involve the construction of a new public or private street. Because minor subdivisions do not involve the construction of a new public or private street, they are processed administratively by the Administrative Official as final plat applications that do not require preliminary plat approval.

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LIMITATIONS ON MINOR SUBDIVISIONS

Purpose. Minor subdivisions provide certain advantages, such as a shorter application process and less public scrutiny, that tend to favor their use over the filing of major subdivision applications. Given these advantages, the prospect exists that developers may seek to divide a parcel via consecutive and/or contiguous minor subdivisions instead of filing for a major subdivision. It is the intent of this Chapter and the Board of Commissioners to prohibit the practice of "chain" subdivisions where the same land owner subdivides land and then files minor subdivision applications on common contiguous parcels, which collectively total more than four lots. It is also the intent of this Chapter to prohibit minor subdivisions adjacent to each other within a three-year time period, in cases where part of an original tract of land is now owned by another person or entity and was transferred or sold to another owner with the apparent intent to circumvent the major subdivision process.

Common Contiguous Parcels Shown on Minor Subdivision Plats. Contiguous common parcels, as defined by this Chapter, shall be referenced on all applications for minor subdivisions. Contiguous common parcels shall be considered part of any application for minor subdivision, for purposes of determining whether or not the division of land proposed is a major subdivision or a minor subdivision. Common contiguous parcels shall not be counted as lots in the case of a minor subdivision.

Limitations Land within a minor subdivision, including all contiguous parcels owned by the subdivider, shall not be further divided for a period of three years unless a preliminary plat application is filed and approved as a major subdivision pursuant to the requirements of this Chapter. If property proposed to be subdivided was part of an original tract, and if the property proposed to be subdivided abuts land that has been divided as a minor subdivision in the last three years, then minor subdivision of said property shall be prohibited. This provision shall not be construed to prohibit the approval of two contiguous minor subdivisions under separate ownership. However, this provision is intended to be construed liberally so that one property owner does not develop a minor subdivision on part of an original tract and transfer or sell another part of the original tract for the purposes of minor subdivision within a three year period. It is the intent that land abutting a minor subdivision that was owned by the subdivider of the abutting minor subdivision shall not be subdivided as a minor subdivision for a period of three years, regardless of ownership.

SUBDIVISION-MAJOR The division of a tract or parcel of land into five or more lots which may or may not involve the construction of a new public or private street; or any subdivision that involves the construction of a new public or private street or any change to existing public or private street. Because major subdivisions involve construction of a new public or private street or the upgrade of an existing private access way to Pike County standards; construction plans and land disturbance permits are required. Major subdivisions are therefore processed in multiple steps including preliminary plat approval, approval of construction plans, issuance of land disturbance permits, and final plat approval. (Res. Am. passed 8-10-05)

THOROUGHFARE SYSTEMS PLAN. That section of the Pike County Comprehensive Plan that analyzes the existing thoroughfares system and future needs for thoroughfares and proposes a plan for meeting these future needs.

USED or OCCUPIED. As applied to any land or building, shall be construed to include the words INTENDED, ARRANGED OR DESIGNATED TO BE USED OR OCCUPIED. (Ord. passed 6-16-89; Am. Res. passed 3-17-98; Am. Res. passed 7-14-99)(Am. Res. passed 8-10-05) (Res. Am 12-01-05)

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155.03 PLATTING AUTHORITY

(A) Subdivision plats. From and after the passage and amendment of these regulations, the Pike County Board of Commissioners shall be the official subdivision platting authority of Pike County. No major subdivision final plat shall be recorded in the Clerk of Superior Court of Pike County unless it has been approved by the Board of Commissioners and bears the approval of the body on all copies to be recorded. Any plat previously approved that is submitted for alterations or changes to lot lines, lot sizes, or total number of lots shall be submitted to the Pike County Board of Commissioners for approval.

(B) No minor subdivision final plat shall be recorded in the Clerk of Superior Court of Pike County unless it has been reviewed and approved by the Administrative Official and bears the approval of the Administrative Official on all copies to be recorded.

(Ord. passed 6-16-89; Am. Res. passed 7-14-99)(Am. Res. passed 8-10-05) (Res. Am. 12-01-05)

§ 155.04 TRANSFER OF LAND OWNERSHIP.

(A) No person, firm, partnership, association, corporation, estate, trust, developer or any other agent or owner shall transfer title or attempt to record the title to any land in unincorporated Pike County, and no building permit may be issued on the land unless:

(1) Said land existed as a single parcel of ownership, recorded as such in its entirety and present boundaries with the Clerk of Superior Court of Pike County prior to the adoption of this chapter;

(2) Said land is shown in its entirety and present boundaries of a plat of survey recorded with the Clerk of Superior Court of Pike County on or before July 14, 1999 (the date of adoption of this amendment), provided that:

(a) Said land meets the applicable zoning district requirements of the Zoning Code of Pike County for lot area, width and street frontage; or

(b) The land was granted a variance by the Pike County Board of Appeals in accordance with the Zoning Code section for lot width or street frontage; or

(3) The land is shown in its entirety and present boundaries on a final plat as approved (under these or any applicable regulations) and duly recorded with the Clerk of Superior Court of Pike County.

(B) No person, firm, partnership, association, corporation, estate, trust, developer or any other agent or owner shall transfer title to any property by reference to, exhibition of or any other use of any map or plat illustrating the division (or subdivision) of land without a plat (or a final plat) of the land showing the property first having been duly approved under the procedures of these regulations on any applicable regulations and recorded with the Clerk of Superior Court of Pike County.

(Ord. passed 6-16-89; Am. Res. passed 7-14-99)(Am. Res. passed 8-10-05)

§ 155.05 OPENING AND IMPROVING PUBLIC STREETS.

The governing authority of the county shall not accept, layout, open, improve, grade, pave or light any street or lay any utility lines in any street which had not attained the status of a public street prior to the effective date of these regulations, unless such street corresponds to the street location shown on an approved subdivision plat or on an official street map adopted by the Board of Commissioners; provided that the governing authority may accept, layout, open and improve any street not so platted if it first submits such proposed action to the Planning Commission for its review and comment.

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(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

§ 155.06 ERECTION OF BUILDINGS No building shall be erected on any lot in the county unless the street giving access thereto has been accepted or opened as a public or private street in accordance with these regulations, unless such street has attained the status of a public or private street prior to the effective date of these regulations or unless such street has been accepted by the governing body of the county.

(Ord. passed 6-16-89)(Res. A. passed 8-10-05)

§ 155.07 PREAPPLICATION REVIEW.

(A) Whenever the subdivision of a tract of land within Pike County, Georgia, is proposed, the subdivider shall consult early and informally with the Administrative Official, or other person or persons designated by the Planning Commission, and the County Sanitation Officer before taking formal application to the Planning Commission. The subdivider may submit sketch plans and data showing existing conditions within the site and in its vicinity and the proposed layout and development of the subdivision. No fee shall be charged and no formal application shall be required. The Administrative Official shall review the proposed subdivision with the Planning Commission as soon as possible or not later than the next meeting of the Planning Commission.

(B) After said review, the Administrative Official shall make an immediate determination whether a subdivision preplanning conference or application would be required under these regulations. If required, then the Administrative Official shall proceed to review the proposed subdivision with the Planning Commission and to arrange for a formal application. If such preplanning conference is not required, then the Administrative Official shall issue a written determination to that effect, filing the preliminary plat for record in his or her files and making no charge for his or her administrative determination.

(Ord. passed 6-16-89)

PRELIMINARY PLAT

§ 155.20 APPLICATION FOR PRELIMINARY PLAT APPROVAL.

(A) Prior to submitting any subdivision plat to the Planning Commission for real property that abuts upon a state highway, the property owner shall first submit three copies of the plat of the proposed property to the Department of Transportation's District Office in Thomaston, Georgia for Department of Transportation approval. No subdivision plat of property abutting upon a state highway shall be approved until Department of Transportation approval has been secured.

(B) Following the pre-application review of a proposed subdivision, the subdivider shall submit to the Administrative Official, at least 20 days prior to the next regular meeting of the Planning Commission, the following:

(1) A letter requesting review and approval of the preliminary plat and giving the name and address of a person to whom the notice of the hearing by the Planning Commission on the preliminary plat shall be sent;

(2) Six copies of the preliminary plat;

(3) A statement from the County Sanitation Officer approving the proposed water supply and sewage disposal systems.

(4) A statement from the Pike County Water and Sewer Authority approving any proposed water or sewage disposal system as to be provided by the Pike County Water and Sewer Authority.

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(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

§ 155.21 REVIEW OF PRELIMINARY PLAT.

(A) The Administrative Official or other person and persons designated by the Planning Commission shall check the plat for conformance to these regulations, confer with the subdivider as necessary and report his or her findings and recommendations as well as those of other county officials to the Planning Commission. The Planning Commission shall hold a hearing on the preliminary plat, notice of time and place of which shall be sent by the Secretary of the Planning Commission by registered or certified mail to the person designated in the letter requesting preliminary plat review and approval of less than seven days prior to the date of the hearing. The Planning Commission shall give recommendation of tentative approval or disapproval of the preliminary plat; and the application shall be forwarded by the Secretary of the Planning Commission and to the Pike County Board of Commissioners.

(B) Before any plat that proposes more than five (5) new parcels is presented to the Planning Commission and the Board of Commissioners, the developer will present said plat to the appropriate persons at the Pike County School Board, the Pike County Sheriffs Department, the Pike County Fire Department and the Road Department of Pike County Public Works. A letter from each entity verifying review shall be attached to the plat for submission and further processing. If the separate entity of Pike County does not respond to the developer within 30 days, then the plat will be considered as if reviewed by that entity.

(C) The Pike County Board of Commissioners shall hold a hearing on the preliminary plat, notice of time and place of which shall be sent by the Secretary of the Planning Commission by registered or certified mail to the person designated in the letter requesting preliminary plat approval no less than seven days prior to the date of the hearing. The Board of Commissioners shall give tentative approval or disapproval of the preliminary plat. A notation of the action shall be made on two copies of the preliminary plat. One copy shall be returned to the subdivider or his or her agent and one copy shall be added to the records of the Planning Commission. In the case of a disapproval, a statement of the reasons for such disapproval shall accompany these copies.

(D) Approval of the preliminary plat does not constitute approval of a final plat. It indicates only approval of the layout as a guide to the preparation of the final plat. The subdivider may begin installing improvements at this time under the supervision of the Administrative Official and subject to final approval by the Pike County Board of Commissioners. Tentative approval shall expire and be null and void after a period of one year, unless an extension of time is approved by the Board of Commissioners.

(E) If action on a preliminary plat is not taken by the Board of Commissioners within 45 days of referral by the Pike County Planning Commission, the preliminary plat shall be considered approved and a certificate of approval shall be issued on demand. However, the applicant for approval may waive this requirement and consent to an extension of time.

(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

(F) To begin installing improvements, the developer shall, remit six (6) copies of an engineered plan of development for review. The plan will be forwarded to the Towaliga Soil and Water Conservation District for technical review. The plan will also be forwarded to the Director of Pike County Public Works for his review and inspection during development. The plan will also remain on file at the office of Community Development.

(G) Plans will be forwarded to McIntosh Trail RDC for Development of Regional Impact studies as required by state standards. (Res. Am. passed 8-10-30)

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§ 155.22 SCALE.

The preliminary plat shall be clearly and legibly drawn at a scale not smaller than 100 feet equals 1 inch.

(Ord. passed 6-16-89)

§ 155.23 SHEET SIZE.

Extremely large subdivisions may be shown on more than one sheet, provided an index map showing the street and lot patterns is also furnished on a separate sheet of the same size.

(Ord. passed 6-16-89)

§ 155.24 INFORMATION TO BE PROVIDED ON PRELIMINARY PLAT.

The preliminary plat shall contain the following information:

- (A) Name and address of owner of record and of subdivider;
- (B) Name of designer of plat who shall be an engineer or surveyor registered in Georgia;
- (C) Proposed name of subdivision and its acreage;
- (D) North point, graphic scale and date;
- (E) Vicinity map showing location, acreage of the subdivision and existing streets in the vicinity giving enough information to accurately locate subdivision on county maps;
- (F) Exact boundary lines of the tract by bearings and distances;
- (G) Names of owners of record of adjoining land;
- (H) The location, width and other dimensions of all existing and platted streets and other important features such as railroad lines, water courses and exceptional topography within and contiguous to the tract to be subdivided;
- (I) Existing streets, sanitary sewers, storm drains, culverts and easements within the tract and on property adjacent to that land to be subdivided;
- (J) The location, width and other dimensions of proposed streets (including street names), alleys, easements, parks and other open spaces and lots;
- (K) Use designation and existing zoning classification of all lots in the subdivision;
- (L) All parcels of land intended to be dedicated for public use or reserved;
- (M) Block numbers and lot numbers;
- (N) Method and standards to be used for providing water, sewerage and drainage facilities to each proposed lot;
- (O) Minimum building front yard setback lines;
- (P) The profile of each proposed street with tentative grades indicated;
- (Q) The cross section of proposed streets showing width of roadways and location of sidewalks;
- (R) The plans and profiles of proposed sanitary and stormwater sewers with grades and sizes indicated;
- (S) Except as otherwise specified or excepted by the Board of Commissioners, contour lines with a width of not more than five feet, where the ground shape is irregular or the site has a slight slope, contour lines with an interval of not more than two feet, with all elevations based on a datum plane approved by the Administrative Official.

(Ord. passed 6-16-89) (Res. Am. passed 8-30-05)

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§ 155.25 CERTIFICATE OF PRELIMINARY PLAT APPROVAL.

A certificate of approval of the preliminary plat by the Pike County Board of Commissioners shall be inscribed on the plat as follows:

Pursuant to the Pike County Subdivision Regulations, all the requirements of tentative approval having been fulfilled, this preliminary plat was given tentative approval by the Pike County Board of Commissioners on _____, 20____. This approval does not constitute approval of a final plat. This certificate of approval shall expire and be null and void on _____, 20____.

Date _____ Chairman _____.
(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

FINAL PLAT

§ 155.35 APPLICATION FOR FINAL PLAT APPROVAL.

After the preliminary plat of a proposed subdivision has been given approval by the Board of Commissioners, the subdivider may, within one year of preliminary approval, submit the following to the Planning Commission:

(A) A letter requesting review and approval of a final plat and giving the name and address of the person to whom the notice of the hearing by the Planning Commission on the final plat shall be sent;

(B) Five copies of the final plat;

(C) A statement from the County Sanitation Officer approving the water supply and sewage disposal systems, as installed; a statement from the Pike County Water and Sewer Authority approving the water supply and sewer disposal system if applicable.

(D) A statement from the office of the County Manager that all improvements have been made as required by this chapter or that an adequate bond has been posted to cover the cost of the unfinished improvements as provided in this chapter;

(E) The required recording fee for each sheet to be recorded.
(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

§ 155.36 REVIEW OF FINAL PLAT.

(A) The Administrative Official or other person or persons designated by the Planning Commission shall check the final plat for conformance with the tentatively approved preliminary plat and with the requirements of these regulations and report his or her findings and recommendations to the Planning Commission. The Planning Commission shall hold a hearing on the final plat. Notice of the hearing shall be sent by registered or certified mail to the person designated in the letter requesting final plat review and approval not less than five days before the date of the hearing.

(B) After the hearing, the Planning Commission shall recommend approval or disapproval of the final plat. Record of recommendation of the Planning Commission shall be forwarded to the Pike County Board of Commissioners.

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(C) The Pike County Board of Commissioners shall hold a hearing on the final plat. Notice of the hearing shall be sent by registered or certified mail to the person designated as the person of responsibility not less than five days before the date of the hearing. The Board of Commissioners shall approve or deny the final plat. A notation of the action shall be made on the original tracing and two of the prints. If the final plat is disapproved, a statement of the reasons for such disapproval shall accompany the same original and print. If action on a final plat is not taken within 30 days of referral by the Planning Commission, the final plat shall be considered approved and a certificate of approval shall be issued on demand. However, the applicant for approval may waive this requirement and consent to an extension of time. (Ord. passed 6-16-89; Am. Ord. passed - -)(Res. Am. passed 8-10-05)

§ 155.37 ACCEPTANCE OF DEDICATIONS.

After approval of the final plat by the Board of Commissioners and before recording the plat, the final plat shall be reviewed by the Board of Commissioners for acceptance of the dedication of all public lands and rights-of-way shown thereon. If land is proposed to be disposed of to another public agency, such as the Pike County Board of Education, a similar procedure shall be followed.

(A) A statement from the office of the County Manager that all improvements have been made and that a bond equal to the amount of the base and pavement costs of the paved improvements has been posted. This bond to stand for the duration of a two year period of time, during which time the developer shall be held responsible for any and all maintenance requirements.

(B) The developer shall at this time present the deed transferring ownership of all roadways and rights-of-ways for roadways as installed in the developed subdivision.

(C) If any property other than rights-of-ways is to be dedicated to any entity of Pike County, the deed transferring property shall be presented at this time. (Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

§ 155.38 RECORDING OF FINAL PLAT.

(A) Upon approval of a final plat by the Pike County Board of Commissioners, and after action by the appropriate public authority or agency, the Secretary of the Planning Commission shall have the final plat recorded in the office of the Clerk of the Superior Court of Pike County. The subdivider shall be responsible for the payment of the recording fee at the time of submitting the final plat, as provided in the preceding section.

(B) Upon recording of the approved final plat, the original tracing or a reproducible linen print or, with the approval of the Board of Commissioners, or some other high quality reproducible print, of the final plat with all certificates endorsed thereon shall be provided by the subdivider for the records of the Board of Commissioners.

(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

§ 155.39 FINAL PLAT SPECIFICATIONS.

(A) The final plat shall conform to and meet the specifications of the preliminary plat, with the following additions.

(B) The final plat shall be clearly and legibly drawn in permanent ink on tracing cloth or other high quality reproducible material. Sheet sizes shall be as required by the Superior Court of Pike County, and where more than one sheet is required, an index map shall be required on the same size sheet. The final plat shall show the following:

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(1) Direction and distance from points of reference to points on the boundary of the subdivision and other additional data that may be required to relocate the boundary points from the points of reference. All points of reference shall be monumented positions which can be relocated by reference to maps, plats or other documents on public record;

(2) Municipal, county and land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision;

(3) Exact boundary lines of the tract, determined by a field survey, giving distance to the nearest one-tenth foot and angles to the nearest minute which shall be balanced and closed with an error of closure not to exceed 1 to 5,000;

(4) Name of subdivision and exact locations, widths and names of all streets and alleys within and immediately adjoining the plat;

(5) Street centerlines showing angles of deflection, angles of intersection, radii and lengths of tangents;

(6) Lot lines, with dimensions to the nearest 1/10 foot, and bearings;

(7) Lots numbered in numerical order and blocks lettered alphabetically;

(8) Location, dimensions and purposes of any easements and any areas to be reserved or dedicated for public use;

(9) Accurate location, material and description of monuments and markers;

(10) A statement, either directly on the plat or in an identified attached document, of any private covenants;

(11) All lots shall be numbered or lettered and all streets should bear tentative names;

(12) North point, graphic scale and date;

(13) The following certifications:

(a) An engineer's or surveyor's certification directly on the plat, as follows:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future," and their location, size, type and material are correctly shown, and that all engineering requirements of the Pike County Subdivision Regulations have been fully complied with.

By:

Registered Georgia Civil
Engineer No.

or

Registered Georgia Land
Surveyor No.

(b) An owner's certification, directly on the plat, as follows:

Owner's Certification

State of Georgia, County of Pike

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and county taxes or other assessments now due on this land have been paid.

Agent

Owner

Date

Date

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(c) A dedication certification, directly on the plat, similar to the following, to the proper public authority or agency:

Dedication Certification

State of Georgia, County of Pike

It is hereby certified that the lands and improvements shown on this plat and designated as being “dedicated to public use” are hereby dedicated to Pike County, Georgia, for public use.

Owner _____

Date _____

(d) A copy of the resolution adopted by the County Commission of Pike County, Georgia, accepting the streets, improvements, easements and other property dedicated by the owner for public use, as indicated on the final plat, shall be attached to the final plat before recording.

(e) A certificate of approval of the final plat by the Board of Commissioners, directly on the plat, as follows:

Pursuant to the Pike County Subdivision Regulations, all the requirements for approval having been fulfilled, this final plat was given final approval by Pike County Board of Commissioners on _____, 20____.

Date _____ Chairman _____

(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

GENERAL DESIGN REQUIREMENTS

§ 155.50 SUITABILITY OF LAND.

Land subject to flooding, improper drainage or erosion or that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use or any other use that will continue or increase the danger to health, safety or property, unless the hazards can be and are corrected.

(Ord. passed 6-16-89)

§ 155.51 NAME OF SUBDIVISION.

The name of the subdivision must have the approval of the Board of Commissioners. The name shall not duplicate nor closely approximate the name of an existing subdivision in Pike County.

(Ord. passed 6-16-89)(Res. Am. 8-10-05)

§ 155.52 ACCESS.

(A) Access to every subdivision shall be provided over a public or private street as approved by the Board of Commissioners. All ‘private streets’ shall be developed as per development requirements as set forth in this chapter and approved by the Pike County Board of Commissioners.

(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

§ 155.53 CONFORMANCE TO ADOPTED THOROUGHFARES AND OTHER PLANS.

(A) All streets and other features of the Thoroughfare Plan of Pike County, Georgia, shall be platted by the subdivider in the location and to the dimensions indicated in the Thoroughfare Plan adopted by the Planning Commission.

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(B) When features of other plans adopted by the Board of Commissioners (such as schools or other public building sites, parks, rights-of-way or other land for public uses) are located in whole or in part in a land subdivision, such features shall be either dedicated or reserved by the subdivider for acquisition within a reasonable time by the appropriate public agency.

(C) Whenever a plat proposes the dedication of land to a public use that the Planning Commission finds not required or not suitable for public use, the Planning Commission shall recommend not approving the plat and shall notify the Board of Commissioners of the reasons for such action.

(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

§ 155.54 LARGE SCALE DEVELOPMENTS.

The requirements of these regulations may be modified by the Board of Commissioners in the case of a large scale planned community or neighborhood having a long range plan of development which in the judgment of the Board of Commissioners provides adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the Plan and provided such plan of development is in conformity with the purposes and intent of these regulations and meets the appropriate requirements of the Pike County Zoning Code.

(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

§ 155.55 CONTINUATION OF EXISTING STREETS.

Existing streets shall be continued at the same or greater width, but in no case less than the required width given in § 155.64.

(Ord. passed 6-16-89)

§ 155.56 STREET NAMES.

Street names shall require the approval of the Board of Commissioners. Streets that are obviously in alignment with streets already existing and named shall be given the name of the existing street. Names of new streets shall not duplicate or closely approximate those of existing streets.

(Ord. passed 6-16-89)(Res. Am. passed 8-10-05)

§ 155.57 STREET JOGS.

Street jogs with centerline off-sets of less than 125 feet shall not be permitted.

(Ord. passed 6-16-89)

§ 155.58 CUL-DE-SACS.

(A) Permanent dead-end street length is unrestricted; however, the street shall provide a paved turn around having a 45-foot radius at the cul-de-sac.

(B) Pavement requirements for cul-de-sacs shall meet requirements as set forth in Sections 155.64, 155.65, and 155.66 of this chapter.

(C) If the subdivision has 30 or more lots and is located on a cul-de-sac, then in addition to the above requirements the street shall provide at least two lanes for the purpose of exiting the subdivision. The left hand lane shall be marked "left turn or thru traffic only" and the right hand lane shall be marked either "straight ahead and/or right turn." In addition to the foregoing, if 30 or more lots are located on a cul-de-sac, then and in such event the developer shall be responsible for constructing acceleration and deceleration lanes of such length as the Board of Commissioners may require.

(Ord. passed 6-16-89; Am. Res. passed 3-17-98)(Res. Am. 8-10-05)

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§ 155.60 ALLEYS.

Alleys may be required at the rear of all lots to be used for multi-family, commercial or industrial developments. Alleys shall not be provided in one- or two-family residential developments, unless the subdivider provides evidence satisfactory to the Board of Commissioners of the need for alleys.

(Ord. passed 6-16-89) (Res. Am. passed 8-10-05)

§ 155.61 RESERVE STRIPS.

Reserve strips controlling access to streets, alleys and public grounds shall not be permitted unless their control is placed in the hands of the Board of Commissioners under conditions approved by the governing body.

(Ord. passed 6-16-89) (Res. Am. passed 8-10-05)

§ 155.62 EASEMENTS.

Easements having a minimum width of 15 feet, and wherever possible located along the side or rear lot lines, shall be provided as required for utility lines, underground mains and cables.

(Ord. passed 6-16-89)

§ 155.63 DEVELOPMENT STANDARDS FOR DRAINAGE PIPING AND STRUCTURES.

(A) Watercourse and drainage easements. Where a proposed subdivision is traversed by a watercourse, drainageway or stream, appropriate provisions must be made to accommodate storm water and drainage through and from the proposed subdivision. Such an easement must conform substantially with the lies of the watercourse and be wide enough and of adequate construction to be satisfactory for the purpose.

(B) Storm drainage. An adequate drainage system, including necessary open ditches, pipes, culverts, interjectional drains, drop inlets, bridges and the like must be provided for the proper drainage of all surface water. Cross-drains, drop inlets, bridges and the like must be provided for the proper drainage of all surface water. Cross-drains must be provided to accommodate all natural water flow and must be extended to 30 feet behind the front-yard setback. All such facilities must be shown in plan and profile, including pipe sizes and invert elevations. Outfall ditching must follow property lines on a 20-foot easement to rear property line or natural drainage course.

(C) Piping. Storm drainage piping within county rights-of-way (except under residential driveways) shall be reinforced concrete pipe or fully bituminous coated corrugated steel pipe meeting current Department of Transportation specifications. All piping shall be at least 18 inches in diameter.

(D) End structures/headwalls. Headwalls flared end, vertical wall with wing walls or other end treatments are required on all culverts (except under residential driveways) and at the ends of all piped collection systems. Headwalls are to be pre-cast concrete or stone masonry with reinforced concrete footings or poured in-place reinforced concrete with reinforced concrete footings.

(E) Storm drain structures. All storm drain structures are to be designed to safely pass the Base Flood Elevation, as determined by acceptable design practices. Pipe size and material, the contributing drainage area, runoff co-efficient, times of concentration, maximum water surface elevations or computed peak flow rates with storm water elevations are to be shown on the construction plans.

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(F) Roadways. All roadways are to be constructed so as not to encroach on the flood plain limit and must be designed to be not less than three feet above the projected Special Flood Hazard elevation.

(G) Storm drain length. Storm drains shall not exceed 500 feet of continuous length between an inlet, manhole or junction box access. In residential subdivisions, outfall piping from catch basins shall, at a minimum, extend from the street to a point 30 feet behind the front building setback line or to the Special Flood Hazard elevation, whichever is less.

(H) Culverts. Culverts carrying streams or ditch flow under a street shall be sized so that the Base Flood Elevation head water height, or shoulder height where there are no curbs and gutters, does not exceed the curb height of 12". Calculations determining the headwater elevation for the Base Flood Elevation and Special Flood Hazard elevation shall be provided by the design engineer. The backwater area computed for the Special Flood Hazard elevation shall be shown and delineated on the final plat.

(I) Easements. Drainage easements for improved ditches and pipe construction shall be cleared, opened and stabilized at the time of development to control surface water run-off. Drainage easements shall be provided according to the following minimum requirements and shall conform to county standards:

Easement Types	Easement Requirements
For pipes and conveyance structures at curb depth of 0 to 5 feet from surface	20-foot minimum
For pipes and conveyance structures cut easement with below 5 feet from surface below 5 feet	20 feet plus 10 feet added to every 2 feet of cut depth

(J) Ditches. Drainage ditches shall have minimum bottom width of two feet and shall have 3:1 side slopes or greater. Erosion and sedimentation considerations shall be covered in the Erosion and Sedimentation Control Plan.

(K) Streams and creeks. Where streams or creeks exist within the development, provision shall be made to limit the adverse effects of any increased development.

(Ord. passed 6-16-89; Am. Ord. passed 3-17-89) (Res. Am. passed 8-10-05)

§ 155.64 STREET DESIGN REQUIREMENTS.

Except as otherwise specified by the Board of Commissioners, all streets shall meet the following design requirements.

1. Lots of subdivisions fronting on existing Pike County roads whether it is improved or unimproved shall have right of way dedication so as to provide for an 80' right-of-way for said road. This is to provide for future roadway improvement.

(Res. Am. passed 02-09-05) (Res. Am. passed 8-10-05)

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	TYPE OF STREET			
	<i>Major Thoroughfare</i>	<i>Minor Thoroughfare</i>	<i>Local</i>	<i>Alley</i>
Right-of-Way	100 feet or as shown in Thoroughfare Plan	80 feet or as shown in Thoroughfare Plan	60 feet	24 feet
Pavement Width	48 feet or as shown in Thoroughfare Plan	48 feet nor as shown in Thoroughfare Plan	22 feet	20 feet
Maximum Street Grade	9%	12%	15%	15%
Minimum Street Grade	1.0%	1.0%	1.0%	1.0%
Minimum radius of centerline curvature, horizontal curves	800 feet	300 feet	200 feet	100 feet
Minimum length of tangent between radius curves	200 feet	100 feet	None	None
On vertical curves minimum sight distance at 4.5 feet above ground level	500 feet	200 feet	None	None
Street Intersections	All street intersections shall be as nearly at right angles as possible. No street intersection shall at an angle of less than 60 degrees, unless required by unusual circumstances and approved by the Board of Commissioners.			
Curb-line radius at street intersection	40 feet	35 feet	25feet	15 feet
	(Where angle of intersection is less than 90 degrees more may be required)			

(Ord. passed 6-16-89; Am. Res. passed 5-14-97)(Res. Am. passed 02-09-05)
(Res. Am. passed 8-10-05)

§ 155.65 CONSTRUCTION STANDARDS FOR STREETS.

All streets, must be prepared and paved according to the following methods or by equivalent methods approved by the Pike County Board of Commissioners. Development standards as following:

(A) Subbase. The subbase must consist either of sand, clay or other approved material. The subbase course shall consist of placing subbase material in layers of maximum thickness of eight inches of compacted material over subgrade surface to support a pavement base course. Specific standards for the subbase are as follows:

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(1) Satisfactory soil materials shall be those complying with ASTM D2487 soil classification grips GW, GP, GM, SM, SW and SP;

(2) All subbase materials shall be compacted to a minimum 98% maximum density standard proctor (ASTM D698);

(3) Where subbase material must be moisture conditioned before compaction, uniformly apply water to surface or subbase layer. Apply water in minimum quantity as necessary to prevent free water from appearing on surface. Remove and replace or scarify and air dry soil material that is too wet to permit compaction to specified density;

(4) Subbase material must not be deposited or shaped when subgrade conditions are freezing, thawing or otherwise unfavorable for stability;

(5) Provide quality control testing in accordance with ASRM D1556 (soil care method) or ASTGM D2167 (rubber balloon method). Field density tests shall be performed as directed by the County Road Superintendent. If, in the opinion of the County Road Superintendent based on testing service reports and inspection, subgrade or fills that have been placed are below specified density, the contractor shall perform additional compaction and testing until specified density is achieved.

(B) Base. The base must consist of graded aggregate base having a minimum thickness after being thoroughly compacted as stipulated in the roadway classification standards identified as § 155.66. The base must be constructed on a prepared subbase in accordance with these specifications and in conformity with the lines, grades and typical cross-section as shown in the approved construction plans. Specific standards for the base are as follows:

(1) All materials must be of an approved type;

(2) As soon as the base material has been spread and mixed, the base must be brought to the approximate line, grade and cross-section and then rolled with a sheepsfoot roller or bigertor roller until the roller walks out. Then the base material must be rolled with a pneumatic tire or general purpose roller until full thickness of the base course has been compacted thoroughly. Defects must be remedied as soon as they are discovered. A representative of Pike County shall measure for proper thickness, line, grade and cross-section prior to placement of any prime coat application;

(3) Base course shall be compacted to 100% maximum dry density;

(4) The base course must be maintained under traffic and kept free from ruts, ridges and dustings. It must be kept true to the approved cross-section until it is primed;

(5) Base material must not be deposited or shaped when subgrade conditions are freezing, thawing or otherwise unfavorable for stability.

(C) Pavement. Wearing surface must conform to mixes found suitable by the Georgia Department of Transportation. Wearing surface must be applied after a prime coat. Unless otherwise approved by the Administrative Officer and County Road Superintendent, pavement must be constructed as follows:

(1) The prime coat must be cut-back asphalt or cut-back asphalt emulsion applied on a clean, slightly damp surface in an amount of from 0.15 to 0.30 gallons per square yard, depending upon the nature and condition of the surface;

(2) The tack coat must be cut-back asphalt or cut-back asphalt emulsion applied on a clean surface in an amount from 0.15 to 0.30 gallons per square yard, depending upon the nature and condition of the surface;

(3) The binder surface must consist of any approved plant mix, type "B" modified, prepared in a central plant and composed of aggregate and bituminous materials having an in-place minimum compacted thickness as described in the roadway classification standards identified in § 155.66;

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(4) The wearing surface must consist of an approved plant mix, type "E," prepared in a central plant and composed of aggregate and bituminous material having an in-place minimum compacted thickness as described in the roadway classification standards identified in § 155.66.

(D) Seals. Care and caution must be taken that all points between such structures as manholes and curbs and the surface mixture are well sealed.
(Ord. passed 6-16-89; Am. Res. passed 3-17-98)

§ 155.66 ROADWAY CLASSIFICATION STANDARDS.

(All specifications to Georgia Department of Transportation, unless otherwise noted.)

	Arterial Highway	Major Collector	Minor Collector	Local	Cul-de-Sac
Surface Tapping	2" type "E"	2" type "E"	2" type "E"	1.5" type "F"	1.5" type "F"
Intersections*				2" type "E" or "F"	2" type "E" or "F"
Tack Coat	0.20 gal/s.yd.	0.20 gal/s.yd.	N/A	N/A	0.20 gal/s.yd.
Intersections*				0.20 gal/s.yd.	
Binder	3" type "B" mod.	2" type "B" mod.	N/A	N/A	2" type "B" mod.
Intersections*				2" type "B" mod.	
Prime Coat	0.25 gal/s.yd.	0.25 gal/s.yd.	0.25 gal/s.yd.	0.25 gal/s.yd.	0.25 gal/s.yd.
Curb and Gutter	L-back	L-back	Rolled Back	Rolled Back	Rolled Back
Base Course	8" GAB	8" GAB	6" GAB	6" GAB	8" GAB
Intersections*				8" GAB	
Max. street grade	5%	8%	10%	12%	12%
Min. Street grade	1.0%	1.0%	1.0%	1.0%	1.0%
Max Street Design	55	45	35	25	25
Min. horizontal degree of curvature	1260	675	350	200	100
Tangents between horizontal curves	Per GA DOT Specs.	100	50	50	50
* Intersections	Defined as 100 linear feet from center of intersection on local roads Defined as first 200 linear feet of local road when intersecting with existing major or minor thoroughfare				

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(Am. Res. passed 3-17-98) (Res. Am. passed 8-10-05)

DESIGN STANDARDS AND IMPROVEMENTS

§ 155.80 BLOCK LENGTHS AND WIDTHS.

Block lengths and widths shall be as follows:

(A) Blocks shall be not greater than 1,800 feet nor less than 600 feet in length, except in unusual circumstances;

(B) Blocks shall be wide enough to provide two tiers of lots of minimum depth, except where abutting on major streets, limited access highways, railroads or where other situations make this requirement impractical.

(Ord. passed 6-16-89)

§ 155.81 LOT SIZES.

(A) Lot sizes shall meet the requirements of the Pike County Zoning Code.

(B) In any case where individual sewage disposal systems or water supply systems are used, the County Sanitation Officer shall prescribe minimum lot sizes in excess of the above provisions.

(Ord. passed 6-16-89)

§ 155.82 LOT LINES.

All lot lines shall be perpendicular or radial to street lines, unless not practical because of topographic or other features.

(Ord. passed 6-16-89)

§ 155.83 FRONT YARD SETBACKS.

Front yard setbacks shall be as required in the Pike County Zoning Code.

(Ord. passed 6-16-89)

§ 155.84 LOTS ABUTTING PUBLIC STREETS. Each lot shall abut upon a dedicated public street or private street as reviewed by the Planning Commission and approved by the Pike County Board of Commissioners. The developer must develop all private streets as set forth in development standards described in this ordinance.

(Ord. passed 6-16-89) (Res. Am passed 02-09-05) (Res. Am passed 8-10-05)

§ 155.85 DOUBLE AND REVERSE FRONTAGE LOTS.

Double and reverse frontage lots should be avoided except where essential to provide separation of residential development from major thoroughfares, arterial and collector streets or to overcome specific disadvantages of topography or orientation. A planting screen easement of at least five feet and across which there shall be no right of access shall be provided along the line of lots abutting such major thoroughfares, arterial and collector streets or other incompatible use.

(Ord. passed 6-16-89)

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§ 155.86 REQUIRED IMPROVEMENTS.

(A) Every subdivider shall be required to have installed by the county at his or her own expense or, with the approval of the county, to install the following street improvements and utilities:

(1) Street paving and curbs and gutters; provided that in the case of a major thoroughfare, the subdivider shall only be responsible to install local street improvements or to pay the cost that would be incurred in the construction of a minor thoroughfare;

(a) Any subdivider, upon approval of the Pike County Planning Commission and by the Pike County Board of Commissioners, that divides property into parcels of not less than 87,120 sq. ft. {2 acres} would be able to develop streets without the requirement of curb and gutter, provided that a plan of construction detailing proper sloped right-of-ways and drainage of storm water runoff be provided for technical review. This technical review would be advised to occur during the preliminary plat approval stage of the subdividing process. This effectively allows for development of parcels without curb and gutter requirements, provided that all of the above listed conditions apply.

(b) Pike County requirements of public or private streets that would not require curb and gutter would be required to slope all shoulders in the following manner:

1. All slopes for right-of-ways of public streets not requiring curb and gutter must be designed to have a slope of not less than 4 to 1 for the front slope and not less than 3 to 1 for the back slope.

2. All roads would require a shoulder width of five (5) foot minimum.

3. All drainage ditches shall have a minimum depth of two (2) feet and shall have a minimum of two (2) feet flat bottom.

(2) Sanitary sewer lines and manholes; provided that if the required sewer lines cannot be connected to a trunk-line sewer at the time of the development of the subdivision, septic tanks shall be installed by and at the expense of the subdivider or lot purchaser for interim use in conformity with the requirements of the Pike County Health Department. No part of an individual sewage disposal system shall be within 100 feet of a well or ten feet of an adjoining property line. Where individual sewage disposal systems are proposed to be used, the County Sanitation Officer may require percolation tests to be performed. The subdivider may be required by the Planning Commission to install any sewer lines which may be needed in the future before the street is paved in order to avoid future destruction of the pavement;

(3) Storm drainage facilities;

(4) Concrete monuments and markers;

(5) Water mains within the subdivision with connections to each lot, whenever a public or community water supply is available, and a plan of construction development has been submitted and approved by the Pike County Water and Sewer Authority.

(6) Street name signs subject to the approval of the County Commission.

(B) All required street improvements, utilities and monuments shall be designed, graded and built to standards specified by the County Commission. All utilities installed in the streets shall be placed and compacted prior to paving.

(Ord. passed 6-16-89) (Res. Am. passed 04-13-05) (Res. Am. passed 8-10-05)

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§ 155.87 IMPROVEMENTS BOND.

(A) The Board of Commissioners may allow the subdivider to post a bond in lieu of completion of all the improvements as required by this chapter. The bond shall be made payable to Pike County and shall be of an amount sufficient to assure completion of all required improvements. The bond shall be approved and held by the county until all improvements have satisfactorily been completed or until a specified reasonable length of time for completion has passed after which the bond may be cashed and the improvements installed by the county.

(B) The Board of Commissioners shall require that the developer post a bond to cover any completion or maintenance of any roadway installed by said developer in the subdivision. The bond shall be made payable to Pike County and shall be of an amount equal to or greater than the cost of the base and paving of the improved road. This bond will have a two-year time of duration, at which time the Pike County Public Works Department will have a final inspection of the roadway in question. Any failure of inspection will be the responsibility of the developer or the bond may be cashed and maintenance requirements will be completed by the county. (Ord. passed 6-16-89) (Res. Am. passed 8-10-05)

By the signatures affixed below, the Pike County Subdivision Ordinance is hereby amended:

CHAIRMAN – Pike County Board of Commissioners

Date

Attest:

County Manager

Date

Seal

COPY